

LESSEE

LEASE NO. 11

NAME: BELL AIR SERVICE

FIELD
ADDRESS: 6860 Perimeter Road

CONTACT: Art Bell

PHONE: RO 3-0550

TYPE OF AGREEMENT: LEASE X MONTH-TO-MONTH CONCESSION AGREEMENT OTHER

EFFECTIVE: 2-1-55 THRU 1-31-90 LENGTH: 35 yrs

DESCRIPTION
OF PROPERTY: Land. Small Plane Lot 5

USE: Storage, charter and maintenance of aircraft & for flight instruction.

MONTHLY RENTAL: 67.50
\$ 56.25

2 MONTHS DEPOSIT OF \$ 112.50

SQ. FOOTAGE: 9,000

@ SQ/FT/YR: ¹/₄ Based on assumption that Lessee will pay a tax on Lessee's leasehold interest based on the "Pier 67" decision.

DESCRIPTION: Land

DESCRIPTION OF CHANGE: (1) Original lease effective 2/1/55, amended 6/1/55 increasing rent due to hard-surfacing.

EFF. DATE (2) AGREEMENT & AMENDMENT OF LEASE adjusting rent.

OF CHANGE: (1) 6-1-55 (2) 5-1-71

UTILITIES
&/OR SERVICES INCL'D IN RENT: None

RENEGOTIATION: 2-1-75
Every five yrs.

MAINTENANCE & REPAIR: Bldg. erected by Lessee must be maintained in good condition.

AMENDMENT: 6-1-55

ASSIGNMENT:

SUBLEASES:

CANCELLATION: County may cancel upon 6 months' written notice to Lessee

SPECIAL PROVISIONS/
MISC. INFO: Lessee agrees to construct bldg. upon property in accordance with plans & specs. attached to lease within period of 3 yrs. Lessee agrees that at the termination of this lease it will remove said bldg. from said tract should Lessor so request.